

20060509000217970 1/2 \$104.00
Shelby Cnty Judge of Probate, AL
05/09/2006 12:35:00PM FILED/CERT

Shelby County, AL 05/09/2006
State of Alabama
Deed Tax: \$90.00

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
James Alan Tidmore and Lara Ray
Tidmore
508 Sheffield Way
Birmingham, Alabama 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY) **STATUTORY JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Forty-Nine Thousand Nine Hundred and 00/100 -----Dollars(\$449,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Jason M. Wallace d/b/a, Big Sky Builders, Inc.**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **James Alan Tidmore and Lara Ray Tidmore**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 2213, according to the Survey of Highland Lakes, 22nd Sector, Phase I, an Eddleman Community, as recorded in Map Book 33, Page 79 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and further amended in Inst. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, Phase I, recorded as Instrument No. 20040823000471390 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").


Subject To:
Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

\$359,920.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

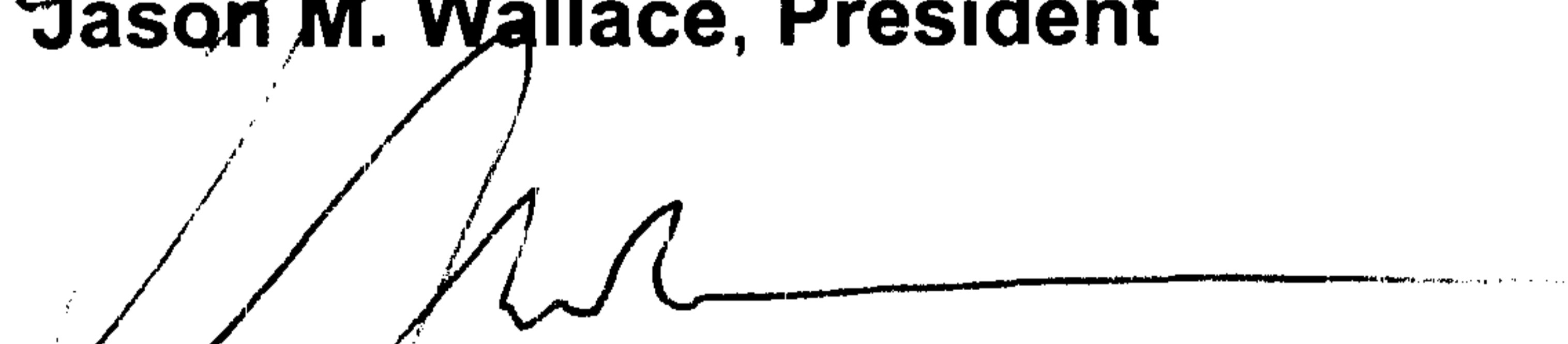
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **26th** day of **April, 2006**.

BIG SKY BUILDERS, INC.



Jason M. Wallace, President



Jason M. Wallace

CLAYTON T. SWEENEY, ATTORNEY AT LAW

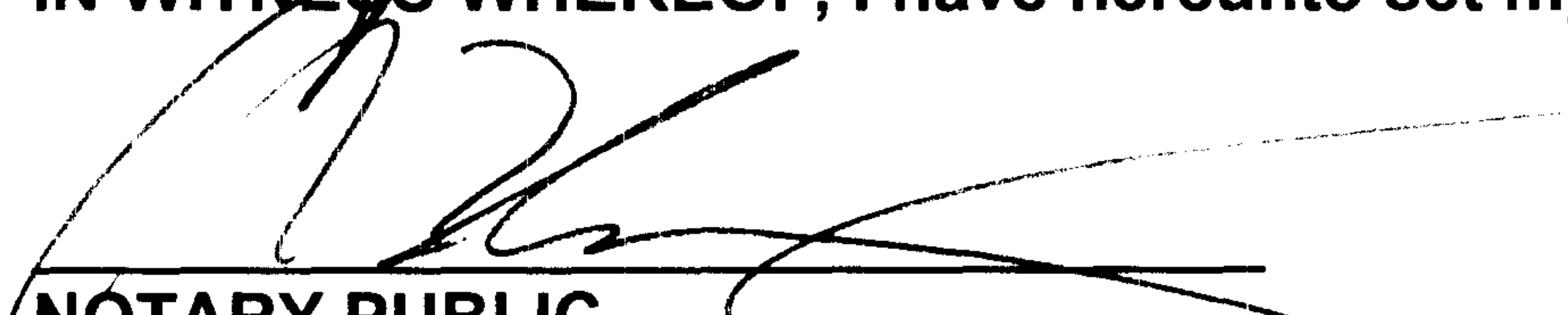


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STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jason M. Wallace, whose name as President of Big Sky Builders, Inc., an Alabama Corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of April, 2006.



NOTARY PUBLIC
My Commission Expires: 6-5-2007

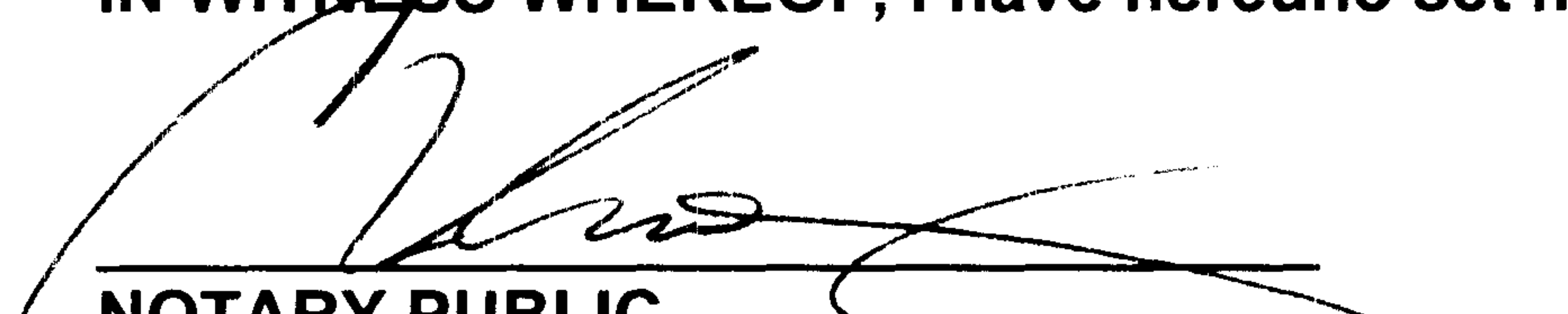


STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Jason M. Wallace, an unmarried man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before m on this day that, being informed of the contents of the Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereuno set my hand and seal this the 26th day of April, 2006.



NOTARY PUBLIC
My Commission Expires: 6-5-2007

